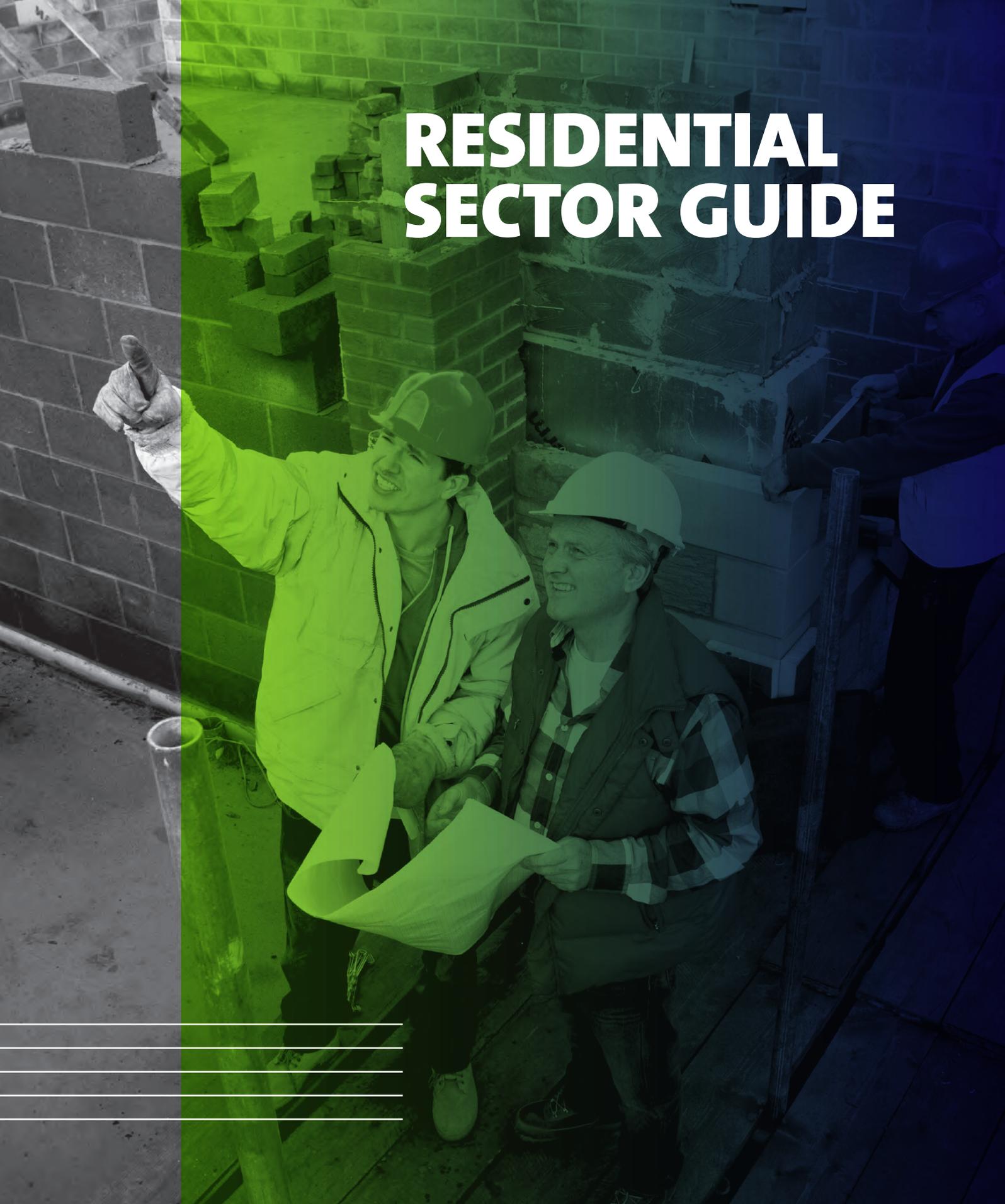


# RESIDENTIAL SECTOR GUIDE



An aerial photograph of a city, likely Dublin, Ireland, showing a dense urban landscape with numerous buildings and streets. The image has a green tint. In the bottom left corner, there is a black and white inset showing a closer view of a building under construction, with a crane visible. A series of vertical white lines runs down the left side of the page, partially overlapping the inset.

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# Building in a **CHANGED IRELAND**

The new residential market has been relatively inactive during recent years due to the recession; this has resulted in considerable pent up demand creating a market opportunity for builders and specifiers alike.

The population in the Republic of Ireland is predicted to grow by 17% to over 5.3 million by 2025. This growth together with the growth in Northern Ireland will mean we will have close to 7.5 million people on the island. The knock on effect on new housing is that the Republic of Ireland alone needs approximately 26,000 units per annum as far as 2018 to fulfil that demand. We also see evidence of increased spending by the homeowner, many homeowner plans for either changing their home or extending homes were shelved during the recession and now they are back on the table.

The key drivers of the residential market have changed considerably since the last building boom, and those supplying homes need to adjust their offering to take account of these new factors.



# The **IRISH** **HOMEOWNER** has changed

Irish homeowners now invest more time researching their future home, educating themselves on the required building performance, building types and building materials to make sure they are getting a quality home.

Irish homeowners are one of the leading groups of European homeowners when it comes to not only on-line research but on-line purchase of DIY & building materials. With 28% of Irish homeowners now likely to buy home improvement products on-line.

## What are the Top Priorities for Irish Homeowners?

**Energy costs** – a home that's efficient to run. 60% of Irish homeowners cite energy costs as their biggest home concern.

**More space & versatility** – as family size changes.

**Comfort** – a building that's cosy and safe, which in technical terms for building professionals means a combination of warmth, sound, light, draughts and air quality.

## What type of home do they want?

During the boom we saw the building of a large amount of apartments. But what type of home does the Irish consumer want in the future? Current housing stock is 95% houses and 5% apartments and research indicates that the Irish consumer still wants a house not an apartment. Of the new housing demand it is estimated approximately 88% of that will be in the form of houses.

## Who to trust?

We've seen serious building failures in recent times, and coupled with the recession this has led to a lack of trust in the construction industry. Picking someone to design or build your home will be researched more than ever before, as will the components making up that home. Meeting the regulatory requirements is just the bare minimum. The Irish homeowner now wants to see what evidence we can provide. Certification, qualifications, track record and local reputation will become increasingly more important.



Population growth predictions  
**+734,000**  
(by 2025)



Housing demand in units  
**130,000**  
homes needed by 2018



Average housing demand per annum  
**26,000**



**Homeowner desires**

- Energy Efficiency
- Space
- Comfort

# The **REGULATORY ENVIRONMENT** has changed

The Regulatory Environment has finally started to catch up with the needs and desires of the Irish homeowner.

## Building standard

The minimum standard for residential new build is measured by comparison with the 2005 standard and requires a 60% improvement, along with specific minimums for u-values and airtightness which typically results in a BER rating of A3. On the ground,

evidence would suggest builders are going far beyond the minimum 7 air changes per hour with figures below 2 becoming a new standard for airtightness.



Homeowner research  
**Educated & Internet Use**



Building performance:  
**Typically A3**



**Legal requirements**



**Need for trust**

- Word of Mouth
- Local Reputation
- Need for Evidence

# Your local PARTNER...

Given the increasing standards, legal requirements and the higher expectations from homeowners – it is critical the supply chain for both the builder and specifier works efficiently and effectively.

**You need local partners that you can rely on, that are readily available and who can back you up with the service and support to deliver your project on time and to expectations.**

With Gyproc and Isover you are partnering with leading building material brands, with a long track record in Ireland of nearly 80 years. Not only have we the quality products and systems that deliver superior building performance, we also have the experienced people on the ground to make sure everything goes according to plan.

For years we have sponsored local and international competitions in the commercial

and residential sector to promote those doing the best work in the Irish construction industry and we will continue to invest in such initiatives in the future.

The certification, the case studies and all the information you need to provide the reassurance necessary can be easily accessed by either visiting [www.gyproc.ie](http://www.gyproc.ie), [www.isover.ie](http://www.isover.ie) or by calling technical support or your local area sales manager.

The products are all locally available from your nearby builders merchant, and by using our products you are supporting jobs in Ireland which is important for our industry.



# What does this **MEAN FOR YOU?**

Meeting the expectations of the Irish homeowner, and the new requirements in Irish legislation presents both challenges and opportunities.

## Increased responsibility

Under current legislation the responsibilities for all those in the project team have increased, including the builder, whereby the appropriate standard of works needs to be fully demonstrated to the appointed assigned certifier. However, without an assigned certifier, the self builder is now taking full responsibility for the project, burdens themselves with even further increased liabilities and may ultimately incur additional costs where areas of non-compliance are not appropriately identified.

## Upskilling

Training and upskilling for you and your project team is now necessary. It is essential to increase your knowledge of the details within the regulations and, most importantly obtain the skills in order to install the correct systems, to the right standard.

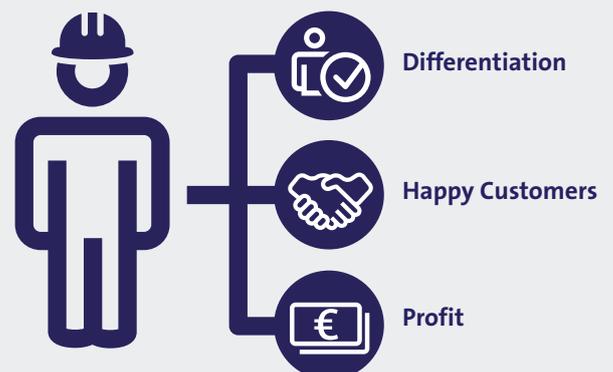
## Creates opportunities

For the professionals that take the lead there are considerable opportunities.

**Differentiation** – a higher standard means everyone has a higher bar to clear, and those that clear that bar set themselves apart from their competition. They become the standard bearers and differentiate themselves, these are the companies that Irish homeowners are looking for.

**Happy Customers** – positive word of mouth and local reputation are key, and the builders and architects that have happy customers will have a powerful reputation.

**Profit** – having a streamlined and efficient supply chain, with an excellent on-site team will mean project delivery on time, to expectation and with minimum call backs. This of course helps to deliver a fair return on the project.



# The **BUILDING CONTROL** legislation

Building Control legislation was updated in 2014. This means increased requirements, clarity around roles and responsibilities for Contractors and Designers to demonstrate compliance with building regulations.

## What does this mean for you?

It is the role of the builder to provide certification of compliance to the local authority at commencement and completion. Before commencement, full, not outline construction specification and detailing is now required to demonstrate compliance.

The design certificate is required at commencement and the completion certificate must be signed by the assigned certifier. It is the responsibility of the assigned certifier to coordinate the inspection of the works and documentation supplied by the builder, architect and other 'ancillary certifiers', which includes engineers, BER assessors and specialist sub-contractors.

The assigned certifier must be a suitably registered Architect, Engineer or Building Surveyor.

Cooperating with the assigned certifier, the builder is required to build to the design certificate and in full accordance with the regulations. The necessary competence of the main and sub-contractors must also be ensured.

All works must be carried out with 'reasonable skill, care and diligence'. The builder must be suitably qualified to undertake the works as demonstrated by previous similar experience or be registered with CIRI\*.

How to comply is described in the **Code of Practice for Inspecting and Certifying Buildings and Works under the Building Control Amendment Regulations (BCAR) S.I. 9 & 105 of 2014.**

Do not commence work until 14 days after the commencement notice is accepted. Fees are doubled if a 7 day notice is used and where not submitted prior to commencement. There is no allowance for obtaining the commencement notice retrospectively which may make it difficult to sell or lease the property.

\*The Construction Industry Register of Ireland.

# Key steps for **BUILDING COMPLIANCE**

## **1** Retain

Ensure full service records for individual projects are retained for a minimum of 6 years after completion. Certificates, drawings, calculations, specifications, documents and records of inspection may be combined with the Safety File.

## **2** Proof

Keep a construction photo journal of key details and stages in the project. For all changes to material specifications ensure you obtain permission from the designer along with proof of performance and CE marking.

## **3** Competence

Register with CIRI and keep up to date with changes in regulations. Membership of CIRI is voluntary now but the Government have pledged to make this mandatory in 2015.

[www.ciri.ie](http://www.ciri.ie)

## **4** Stay safe

Don't forget to register your projects with the Health & Safety Authority. For further information check out their website.

[www.hsa.ie](http://www.hsa.ie)

## **5** Be aware

Although the assigned certifier's inspection plan is agreed with the builder, certifiers may carry out unannounced inspections between the stages in the Inspection Plan.

# Top tips **FOR BUILDERS**



## **Make it last longer**

Counterbatten pitched roofs and use deeper rafters. This simplifies the insulation of the pitched roof, and ensures a safer long lasting construction. This approach along with the use of high performance mineral wool can save thousands on insulation and labour costs.



## **Separate to improve & minimise**

No more notching joists. Use separated ceiling linings to improve sound insulation between floors and minimise cracking in ceilings. This can also help to create an ideal service cavity.



## **Keep it simple**

For room-in-roof it's easier, less expensive and more energy efficient to extend the insulation and airtightness boundary completely down the slope behind the knee wall.

## Sounds easy



Upgrade internal floors and partitions with Resilient Bar. This is low cost, quick and easy, and achieves a much higher performance of sound insulation. Sound insulation performance within the home is often forgotten because it's not regulated, but it's one of the most valued hallmarks of quality and comfort.

## Calculate to comply



Get the calculations worked out first for the thermal bridges as required under the regulations. This does not need to cost the earth and can make a real difference to the BER, creating flexibility and cost savings for non-fabric elements.

## The lower the better



Although the maximum number of air changes under the regulation is seven, achieving two air changes greatly improves the energy rating, reduces mould risk and is an effective target when using a high performance ventilation system.

## Build tight ventilate right



Plan for success with tool box talks to achieve good levels of airtightness, which is required in the certification of most breathable roofing felts.

# HIGH PERFORMANCE house

Ecran

Spacesaver



SoundBloc



Glasroc H  
TILEBACKER



Finish  
Plasters



Hard Coat



Habito



Metal Partitions



Bonding Coat



CasoLine MF



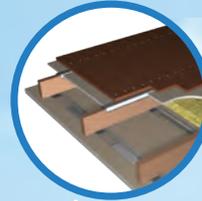
Metac



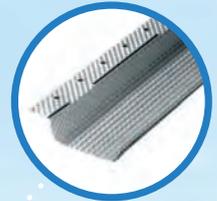
Acoustic Roll



GypFloor SILENT



Resilient Bar



Gyplyner



Vario DoubleFit Sealant



Vario KB1 Tape



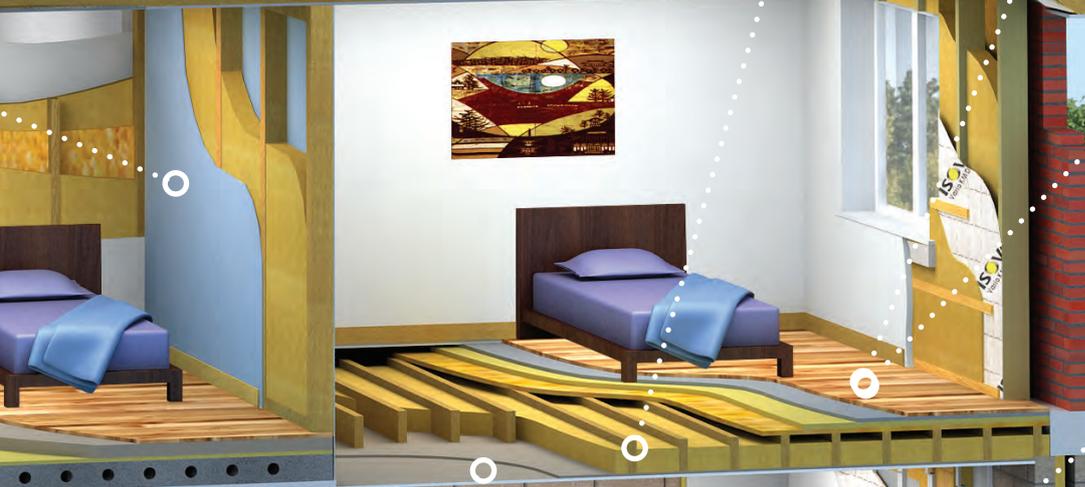
Optima System



Vario KM Duplex



Calibel



# GYPROC

## product range



### Bonding Coat

- Lightweight undercoat plaster
- Finer mix offers improved workability and a smoother consistency
- Easier to spread, rule and darby



### Hard Coat

- Improves airtightness and energy efficiency
- Lightweight undercoat for rapid application
- Can be skimmed the same day



### Finish Plasters

- Finish coat plaster providing high impact and scratch resistance
- Provides the highest quality aesthetic finish
- Maintains the same quality and durability across a wide range of backgrounds



### Habito

- Strong and durable plasterboard offering a superior resistance to everyday bangs
- Strong and durable for hanging items
- Easy to screw fix into the wall surface, with the capability to hang shelves, curtain rails, picture hooks and TV's directly
- Superior sound insulation greatly reduces noise breakthrough from other rooms



### Glasroc H TILEBACKER

- Lightweight, moisture resistant board easy to use and easy to install
- Pre-primed yellow face suitable for direct tiling
- Mould resistant

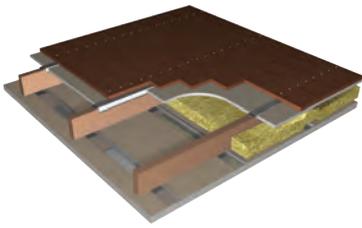


### SoundBloc

- Gypsum plasterboard with a higher density core
- Provides greater levels of sound insulation where required



For more information on our range of products and to view our how to demos visit [www.gyproc.ie](http://www.gyproc.ie)



### GypFloor SILENT

- Sound insulating floor system
- Dramatically improves airborne and impact sound on timber joist floors
- Ideal for new, conversion and refurbishment works to comply with Building Regulations



### Casoline MF

- Concealed grid suspended ceiling system
- Acoustic ceiling boards can enhance acoustic performance



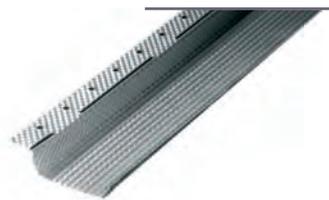
### Gyplyner

- Metal frame wall lining system
- Corrects background irregularities
- Can be used to upgrade sound and thermal performance



### Metal Partitions

- Modern, engineered alternative to traditional timber and blockwork construction
- Quicker and easier to install
- Up to 50% lighter than equivalent timber systems, and up to 70% lighter than blockwork



### Sound Insulating Bar (Resilient Bar)

- Thin metal channel designed to substantially improve the sound insulation in wall and ceiling systems
- Isolates the plasterboard from the studwork, eliminating direct contact to dissipate sound



#### Icon Key

- Acoustic Insulation
- Fire Protection
- Impact Resistant
- Moisture Resistant
- Thermal Insulation
- Easy to Install
- Smooth Finish
- A1 Fire Rating
- Airtightness
- Fixing Strength

# ISOVER

## product range



### ISOVER Spacesaver Roll 0.044 W/mK

- Easy to install insulation for domestic attic floors
- Pre-perforated, ready cut roll and solid roll options



### ISOVER Metac Roll 0.034 W/mK

- High performance & no slump rafter and timber frame insulation
- Friction fits between timber studs, joists and rafters with no need for additional fixings



### ISOVER Acoustic Roll 0.036 W/mK

- Provides excellent acoustic performance
- Ideal for use in partitions, walls and floors
- Meets domestic acoustic guidelines and requirements



### ISOVER Calibel Board 0.034 W/mK

- A high performance acoustic insulation board with plasterboard lining
- High level of acoustic performance in party wall applications



### ISOVER Vario KM Duplex Membrane

- A water vapour retardant, non-woven laminated membrane for sealing and moisture protection for airtight sealing and moisture control
- For use in lightweight and solid construction



### ISOVER Ecran Integra Roof Membrane

- Breathable roofing underlay membrane
- Water resistant and strong material
- For airtightness and moisture control



### ISOVER Vario Xtra Safe Membrane 0.3–20 Sd

- Offers a higher variability for optimum protection
- Easy and quick to install with no need for staples
- Innovative fleece material adheres to Vario XtraFix strip for easy application and release



For more information on our range of products and to view our 'how to' demos, visit [www.isover.ie](http://www.isover.ie)



### ISOVER Vario Bond

- Airtight plasterable tape
- Pre-split tape with finger lift function, can be plastered or rendered over
- High adhesive strength, bonds to a variety of substrates
- Multi-application for internal and external use with a Sd value of 0.3–20



### ISOVER Vario DoubleFit Sealant

- 2-in-1 solution for creating airtight joints between vapour membrane and adjacent surfaces
- Permanently elastic and bonds to a variety of substrates
- Easy to use, no drip formulation



### ISOVER Optima DryLining System

- 1st NSAI Certified DryLining System in Ireland
- For internal thermal and acoustic drying of walls
- Easy to install adjustable system for all wall types and issues
- Eliminates thermal bridges and provides high acoustic performance



### ISOVER Vario Multi-Tape SL

- Single-sided airtight flexible adhesive tape with split release strip
- Creates a strong airtight bond in tricky areas e.g. corners/penetrations
- For sealing penetrations where plastering over is not required



### ISOVER Vario KB1

- Single-sided airtight adhesive tape
- For fixing membrane overlapping seams
- Creates a strong airtight seal on membrane substrate



#### Icon Key

- Acoustic Insulation
- Energy Savings
- Moisture Resistant
- Thermal Insulation
- Easy to Install
- A1 Fire Rating
- Breathable
- Airtightness

# Our SERVICES

## Technical services

### Consultation

Contact our technical support by phone or email for efficient service providing expert advice.

### U-value calculations

Carried out in accordance with Irish Building Regulations, BS 6946: 2007 and BR 443 Conventions for U-value Calculations (2006).

### Condensation risk analysis

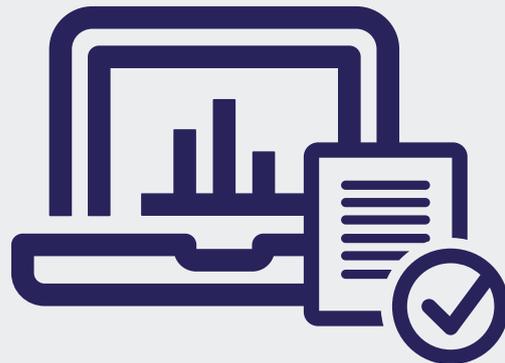
System advice as per BS 5250-2011 the code of practice for condensation in buildings and carried out in accordance with BS EN ISO 13788: 2012.

### Pre-tender spec check

Schedule a call into the Dublin Technical Academy or with our specification representatives to review your pre-tender specifications and performance requirements for fire, acoustic, thermal and environmental performance.

### SpecSure warranty

We provide a warranty and completion manual, this is project specific documentation which sets out the warranty for Gyproc and Isover systems installed as per our guidance and includes all relevant compliance documentation: DOPs, System Details, Specifications & Site Observation Reports.





# Site services

## Toolbox talks & installation training

Airtightness, plastering and performance solutions demonstrations can be provided on site. This can help to assist with goal setting, learning performance criteria, best practice tips and simple do's and don'ts.

## Site visits

Our agents will visit the site and ensure correct material selection and clarify system performance criteria as a support function to the ancillary certifiers.

## Installation observation report

Following a technical quality check with your designated site agent, our technical experts provide site observations on verifiable system installation as a support function to the inspections by ancillary certifiers for the relevant fire, thermal and acoustic solutions.

Coming Soon  
**2016**

## New Recycling Service

(Gypsum plasterboard offcuts)



# Meet **THE TEAM**



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# TECHNICAL ACADEMY



TECHNICAL ACADEMY

## Get the know-how with the Saint-Gobain Technical Academy

Saint-Gobain Technical Academy offers regular training courses to upskill and educate trade professionals in the theory, practice and application of systems for new build and retrofit. Courses are available on a wide range of relevant topics including:

- **Building Regulations & Compliance (ROI & NI)**
- **Drylining Systems for Installers & Supervisors**
- **Fire Performance in Buildings**
- **Acoustics in Buildings**
- **Airtightness & Moisture Management (Basic & Advanced)**
- **Renovation Solutions**

*“Many thanks for the CPD today, it is the best one I have ever been on and I got more out of today than I hoped I would. I really appreciate the effort that went in.”*

**Lenny Rock, FactFire**

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*“Just to say a sincere thank you for today. It is not always easy to get builders to stop for a day, but they all enjoyed the trip and I know some are considering using some ‘new’ concepts.”*

**Richard McNabb, Haldane Fisher**

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*“The course was very beneficial to our site teams... The learning environment was very relaxed which allowed for open discussion on all aspects of airtightness. The feedback from our site team was very positive.”*

**Sean Noone, Platt & Reilly Ltd**

# Interested in **TRAINING COURSES?**

For further information on any of the courses listed or on how the Technical Academy can assist your training objectives you can contact us on:

ROI: 1800 744480

NI: 0845 3990159

techacademy@saint-gobain.com

 @SaintGobain.ie

[www.saint-gobain.ie](http://www.saint-gobain.ie)

Sign up now at:

[\*\*www.saint-gobain.ie\*\*](http://www.saint-gobain.ie)



